

What and where is the HI zone?

The *Heavy Industrial* (HI) zone is characterized as:

- Includes manufacturing areas in Southwest Everett, such as Boeing
- Includes areas within or adjacent to marine shorelines and navigable waterways to support marine commerce
- Includes the BNSF Delta Yard and Riverside Business Park

What are the HI standards?

The HI designation would allow heavier industrial uses. The HI standards would be:

- 1-acre minimum lot size
- Variable heights
- Building setbacks apply to arterial streets and from residential zones
- Public trail access required in shoreline areas

What types of industrial uses might be allowed in the HI zone?



Delta Yard - Riverside



Old Weyerhaeuser



Railroad Avenue log yard



Marine Port



Public access trail example